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CLERK OF COURTS

Travelers Rest Federal Savings & Loan Association

Travelers Rest, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SS:

MORTGAGE OF REAL ESTATE (ESCALATOR CLAUSE)

TO ALL, WHOM THESE PRESENTS MAY CONCERN:

GLADYS M. LANCE

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto TRAVELERS REST FEDERAL SAVINGS AND LOAN ASSOCIATION OF Travelers Rest, S. C. (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **THREE THOUSAND AND NO/100ths-----**

DOLLARS (\$ 3,000.00), with interest thereon from date at the rate of **EIGHT (8%)** per centum per annum, said principal and interest to be paid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

NOVEMBER 15, 1979

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of **Greenville**, in **O'Neal Township**, on **Beaverdam Creek**, containing **3.07 and 2.75 acres** and being a portion of the property of **Claude Wilborn and Lucy Lee Mosteller** and said tracts being described together as follows:

BEGINNING at an iron pin on the northern side of Little Texas Road at the corner of property of Claude and Lucy Mosteller and running thence **N 10-0 W 287 feet** to an iron pin; thence **N 26-55 E 562 feet** to an iron pin in Beaverdam Creek; thence along Beaverdam Creek, following the meanders thereof, **231 feet** to a point; thence continuing with the creek **666 feet** to a point in Little Texas Road; thence along Little Texas Road **S 80 W 521 feet** to an iron pin; thence continuing along said road **S 80-0 W 116 feet** to the point of beginning and being the same property conveyed to me by deed of William George Elder and Shirley Elder to be recorded of even date herewith.